

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

Property Name: Greenbrier and Tenant House Inventory Number: SM-211
Address: 23535 Greenbrier Road Historic district: yes ☒ no
City: Leonardtown Zip Code: 20650 County: Saint Marys
USGS Quadrangle(s): Leonardtown
Property Owner: Mary Eva Alvey Tax Account ID Number: 000788
Tax Map Parcel Number(s): 51 Tax Map Number: _____
Project: Leonard's Grant Subdivision Agency: US Army Corps of Engineers
Agency Prepared By: TRC Garrow Associates
Preparer's Name: Geoffrey B. Henry Date Prepared: 1/25/2006
Documentation is presented in: MIHP# SM-211
Preparer's Eligibility Recommendation: _____ Eligibility recommended ☒ Eligibility not recommended
Criteria: A B C D Considerations: A B C D E F G
Complete if the property is a contributing or non-contributing resource to a NR district/property:
Name of the District/Property: _____
Inventory Number: _____ Eligible: yes Listed: yes
Site visit by MHT Staf yes no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Location and Setting

Greenbrier stands on a 3-acre tract located on the south side of Greenbrier Road, west of MD 245 and north of the center of Leonardtown in St. Mary's County. The surrounding topography is flat and is made up of a mixture of residential development and farmland.

The architectural resources on the property include the main house, built ca. 1850; a log house attached to the main house and built in 1982; a frame pump house; a frame shed; and a frame storage building. The three outbuildings appear to date to the early-to-mid-twentieth-century period. The Greenbrier Tenant House, a ca. 1870 frame building that formerly stood on the north side of Greenbrier Road, was demolished in the summer of 2005. Also demolished at that time were several historic wooden barns and sheds on the property.

Architectural Description

The main house at Greenbrier is located a few yards south of Greenbrier Road, at the end of a short unpaved driveway. It is a two-story, three-bay, brick house laid in seven-course bond on all four elevations. The house is built on a brick foundation with an

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended ☒
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

Andrew Lusin
Reviewer, Office of Preservation Services

2/23/06
Date

Blumentz
Reviewer, National Register Program

2/21/06
Date

200600483

excavated basement. The roof is hipped and is covered with pressed metal shingle. The roof has wide eaves and a wooden box cornice with an ogee profile, below which is a row of evenly spaced wooden brackets. There are paired interior brick chimneys on the south elevation in an advanced state of deterioration.

The principal façade faces east and has a one-story, three-bay framed porch with a hipped roof covered with standing seam metal. The roof is supported with square posts which have scrolled pendant brackets. The porch is currently sheathed with plastic sheeting.

There is an entrance on the northeast corner of the east façade with a double-leaf door surmounted by a three-light rectangular transom. Windows on all four elevations have 6/6 double-hung wooden sash, with a plain lintel and molded architrave. A few of the windows retain louvered shutters, although these are in poor condition and have lost their original hardware.

On the north elevation is a two-story, three-bay framed wing contemporary with the brick section of the house. It has a hipped roof covered with pressed metal shingles and an interior end brick chimney on the north. The wing is covered with weatherboard siding and has narrow wooden corner posts. There is an entrance on the east with a single-leaf door topped by a three-light rectangular transom. Windows have 6/6 double-hung wooden sash with moldings similar to those on the brick section. There are no windows on the north elevation. Attached on the east is a shed-roofed wooden carport with metal posts. The porch dates from the early twentieth century, although the metal posts are replacements.

The original one-story, three-bay frame kitchen on the west is joined to the main house by a one-and-one-half-story, frame hyphen with a gable roof. The hyphen is lit by 6/6 double-hung wooden sash on the first story, a casement window on the south, and a fixed-sash four-pane window on the north. The kitchen has a gable roof covered with pressed metal shingles and there is an exterior brick chimney on the west gable end with a replaced brick stack. The wide board siding on the first story and the gable roof may indicate an earlier date of construction for this kitchen, although windows and doors and their hardware date from the mid-nineteenth-century period. There are entrances on the north and south with a single-leaf door and windows have 6/6 double-hung wooden sash. On the north is a partially enclosed wooden porch with a shed roof covered with standing seam metal.

The first floor only of the interior was accessed. The main house features a side hall/double parlor plan, with the stair running from the north side of the house. The house retains original floors and baseboard trim, although fireplace mantels have been removed. A double pocket-door connects the front and back rooms. A door on the northwest leads to the hyphen and the kitchen. Both of these sections of the house have been heavily remodeled.

The main house is currently vacant and in deteriorated condition and is used only for storage by the current owner. A partially open wooden hyphen with a flat roof joins the brick house to a one-story, four-bay log house built in 1982 by the current owner on the east. The house has a gable roof with composition shingles. Entrances are on the east and west and there is a row of metal windows on the south elevation.

Evaluation

The Greenbrier property was evaluated under Criterion A in the area of agriculture, based on its historical association with agricultural pursuits. According to interviews with former owners of the farm, both corn and tobacco were grown on the Greenbrier property and there were once tobacco barns and other barns and agricultural outbuildings located on the property. There are no fields currently under cultivation to establish a connection with the property's agricultural history. In the mid-20th century, dairying was carried on at this farm, with at one time as many as 70 head of dairy cattle raised at Greenbrier. A dairy barn and silo were built northwest of the main house ca. 1940. Dairy farming ceased in the 1980s. The property is now used for

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____

Eligibility not recommended _____

Criteria: ___ A ___ B ___ C ___ D Considerations: ___ A ___ B ___ C ___ D ___ E ___ F ___ G

MHT Comments:

Reviewer, Office of Preservation Services

Date

Reviewer, National Register Program

Date

boarding horses and as a dog grooming and kennel facility. The former dairy barn was demolished, along with the remaining barns, agricultural outbuildings, and the ca. 1870 tenant house in 2005. The Greenbrier property has not retained its integrity of association, setting, or feeling as an agricultural farmstead and is not significant under Criterion A in the area of agriculture. Greenbrier is not associated with any other known event or series of events significant on the local, state, or national level and is not eligible for listing in the National Register of Historic Places (NRHP) under Criterion A.

Greenbrier was evaluated under Criterion B for its historical associations with owners Andrew Jackson Spalding (the presumed builder of the main house) who owned the farm between 1857 and 1864, and Jackson's brother-in-law William F. Greenwell who owned it from 1864 to ca. 1895. Both individuals raised tobacco at Greenbrier among other crops. Greenwell is known to have been a wealthy local landowner, who according to the 1870 Census owned 15,000 dollars worth of real estate. Other than being landowners and farmers, neither individual was prominent on the local, state, or national level. Greenbrier is not NRHP-eligible under Criterion B.

Greenbrier does not embody the distinctive features of a style, period, or method of construction, nor is it known to be the work of an architect or master builder. The brackets along the eaves and the pendant brackets on the east porch are features of the Italianate style, but the house otherwise lacks character-defining features of the Italianate style such as polygonal bays, 2/2 double hung sash rather than 6/6 sash, segmental arched architraves, heavy molding, or a deliberately asymmetrical massing. Greenbrier is not NRHP-eligible under Criterion C.

Greenbrier lacks several aspects of integrity necessary to establish significance. The main house has a large incompatible 1982 log addition on the north which is connected to the main house by a hyphen and has thus lost integrity of design. The addition of the log house in 1982, and the demolition of the ca. 1870 tenant house that once stood to the northwest of the main house, as well as the demolition of surrounding historic barns and sheds have resulted in a loss of integrity of setting and feeling. The house is currently unoccupied and used for storage, resulting in loss of integrity of association. The deteriorated condition of the main house, evidenced by the crumbling chimneys, loss of original shutters and shutter hardware, and removal of most original interior woodwork has resulted in a loss of integrity of workmanship.

Greenbrier was not evaluated for the NRHP under Criterion D.

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended _____ Eligibility not recommended _____

Criteria: ___A___B___C___D Considerations: ___A___B___C___D___E___F___G

MHT Comments:

Reviewer, Office of Preservation Services_____
Date_____
Reviewer, National Register Program_____
Date

ADDENDUM

SM-211

Greenbriar

23535 Greenbriar Road

Leonardtown, St. Mary's County

G. Henry 1-26-06

Section 7 Continuation Sheet Page 1

Location and Setting

Greenbriar stands on a 3-acre tract located on the south side of Greenbriar Road, west of MD 245 and north of the center of Leonardtown in St. Mary's County. The surrounding topography is flat and is made up of a mixture of residential development and farmland.

The architectural resources on the property include the main house, built ca. 1850; a log house attached to the main house and built in 1982; a frame pump house; a frame shed; and a frame storage building. The three outbuildings appear to date to the early-to-mid-twentieth-century period. The Greenbriar Tenant House, a ca. 1870 frame building that formerly stood on the north side of Greenbriar Road, was demolished in the summer of 2005. Also demolished at that time were several historic wooden barns and sheds on the property.

Architectural Description

The main house at Greenbriar is located a few yards south of Greenbriar Road, at the end of a short unpaved driveway. It is a two-story, three-bay, brick house laid in seven-course bond on all four elevations. The house is built on a brick foundation with an excavated basement. The roof is hipped and is covered with pressed metal shingle. The roof has wide eaves and a wooden box cornice with an ogee profile, below which is a row of evenly spaced wooden brackets. There are paired interior brick chimneys on the south elevation in an advanced state of deterioration.

The principal façade faces east and has a one-story, three-bay framed porch with a hipped roof covered with standing seam metal. The roof is supported with square posts which have scrolled pendant brackets. The porch is currently sheathed with plastic sheeting.

There is an entrance on the northeast corner of the east façade with a double-leaf door surmounted by a three-light rectangular transom. Windows on all four elevations have 6/6 double-hung wooden sash, with a plain lintel and molded architrave. A few of the windows retain louvered shutters, although these are in poor condition and have lost their original hardware.

On the north elevation is a two-story, three-bay framed wing contemporary with the brick section of the house. It has a hipped roof covered with pressed metal shingles and an interior end brick chimney on the north. The wing is covered with weatherboard siding

SM-211
Greenbriar
23535 Greenbriar Road
Leonardtown, St. Mary's County
G. Henry 1-26-06

Section 7 Continuation Sheet Page 2

and has narrow wooden corner posts. There is an entrance on the east with a single-leaf door topped by a three-light rectangular transom. Windows have 6/6 double-hung wooden sash with moldings similar to those on the brick section. There are no windows on the north elevation. Attached on the east is a shed-roofed wooden carport with metal posts. The porch dates from the early twentieth century, although the metal posts are replacements.

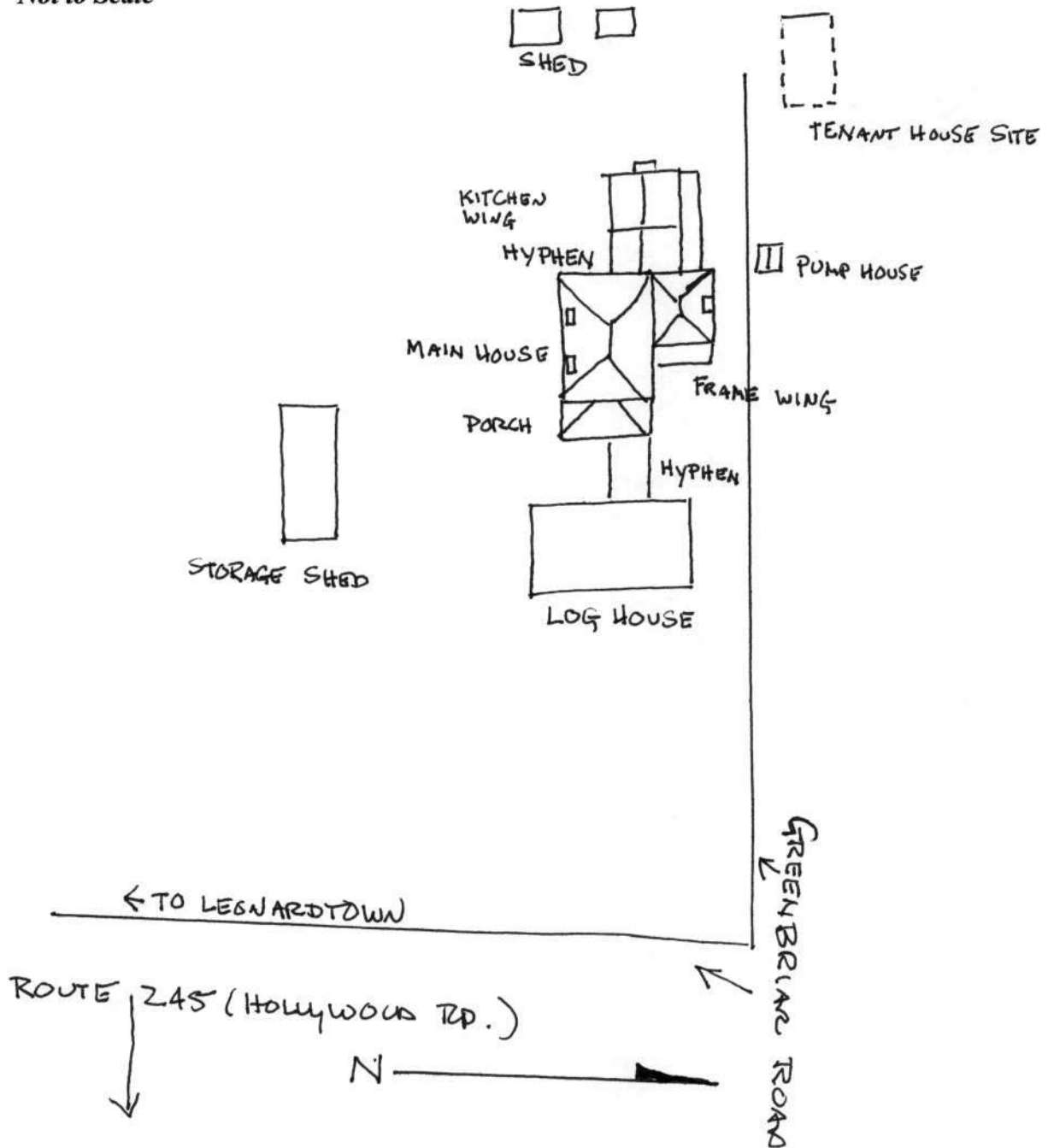
The original one-story, three-bay frame kitchen on the west is joined to the main house by a one-and-one-half-story, frame hyphen with a gable roof. The hyphen is lit by 6/6 double-hung wooden sash on the first story, a casement window on the south, and a fixed-sash four-pane window on the north. The kitchen has a gable roof covered with pressed metal shingles and there is an exterior brick chimney on the west gable end with a replaced brick stack. The wide board siding on the first story and the gable roof may indicate an earlier date of construction for this kitchen, although windows and doors and their hardware date from the mid-nineteenth-century period. There are entrances on the north and south with a single-leaf door and windows have 6/6 double-hung wooden sash. On the north is a partially enclosed wooden porch with a shed roof covered with standing seam metal.

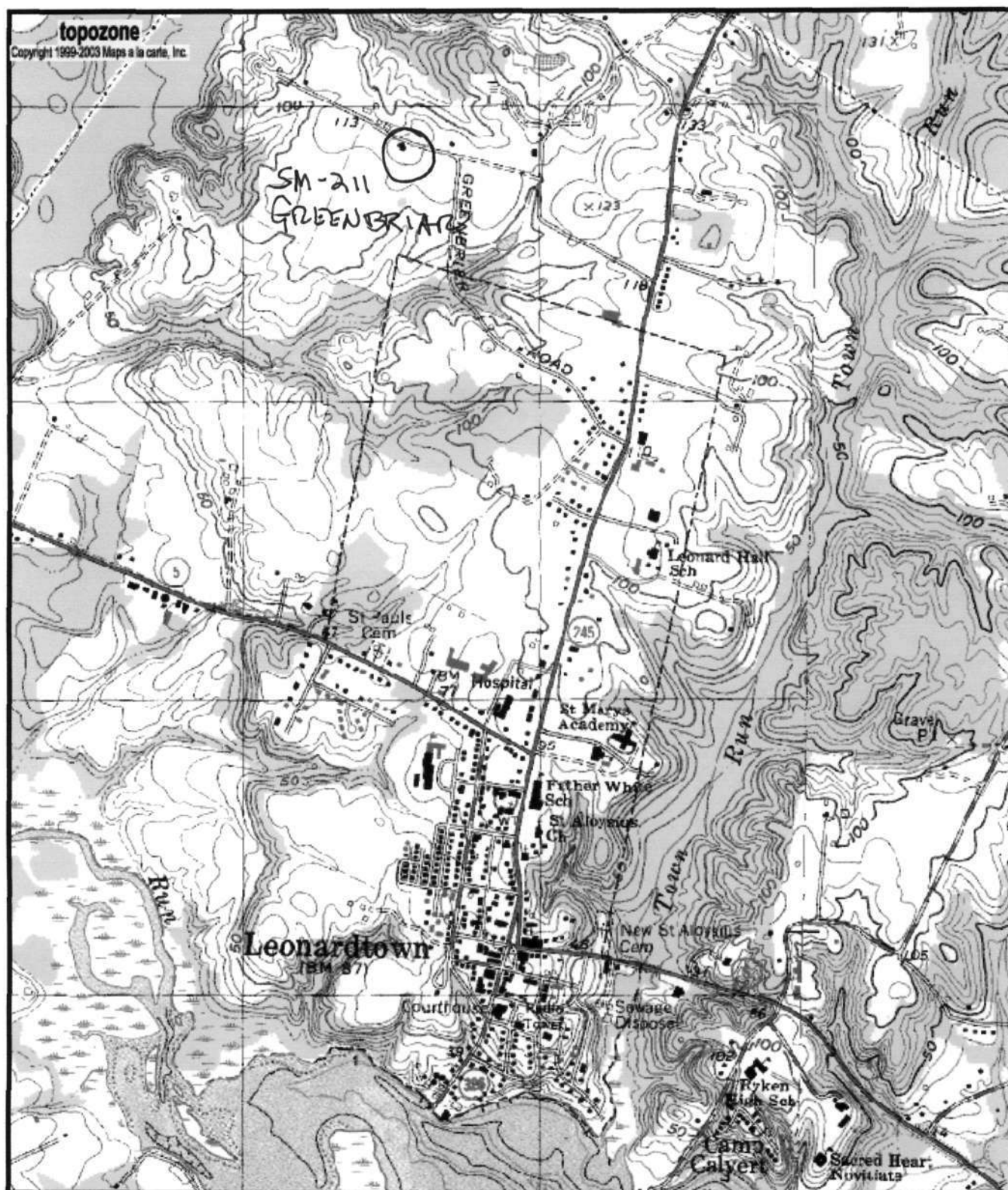
The first floor only of the interior was accessed. The main house features a side hall/double parlor plan, with the stair running from the north side of the house. The house retains original floors and baseboard trim, although fireplace mantels have been removed. A double pocket-door connects the front and back rooms. A door on the northwest leads to the hyphen and the kitchen. Both of these sections of the house have been heavily remodeled.

The main house is currently vacant and in deteriorated condition and is used only for storage by the current owner. A partially open wooden hyphen with a flat roof joins the brick house to a one-story, four-bay log house built in 1982 by the current owner on the east. The house has a gable roof with composition shingles. Entrances are on the east and west and there is a row of metal windows on the south elevation.

ADDENDUM

SM-211
Greenbriar
23535 Greenbriar Road
Leonardtown, St. Mary's County
G. Henry 1-26-06
Not to Scale





0 0.3 0.6 0.9 1.2 1.5 km
0 0.2 0.4 0.6 0.8 1 mi

Map center is UTM 18 356949E 4240534N (WGS84/NAD83)

Leonardtown quadrangle

Projection is UTM Zone 18 NAD83 Datum



M=-10.936
G=-1.014



SM-211

GREENBRIAR

LEONARDTOWN VIL.

ST. MARY'S CO.

G. HENTZ 1-2004

NEGS. AT TRC-GARROW

MAIN HOUSE, LOOKING NW

(No. 2A) BOUNC

40045



SM-211

GREENBRIAR

LEONARD TOWN VIC.

St. Mary's Co.

G. HENRY 1-2006

NEGS. AT TRC-GARROW

MAIN HOUSE (REAR), LOG HOUSE (FRONT)

LOOKING SW

40044

2/9



SM-211

GREENBRIAR

LEONARDTOWN VIC.

ST. MARYS CO.

G. HENRY 1-2006

NEGS. AT TRC - GARROW

MAIN HOUSE (LEFT); LOG HOUSE (RIGHT) LOOKING N

(No. 1A) BELMO

40046

3/9



SM-211

GREENBRIAR

LEDNARDTOWN VIL.

ST. MARY'S CO.

G. HENTZ 1-2006

NEQS. AT TRC - GARDEN

HOUSE WITH KITCHEN WING (LEFT) LOOKING NE

(No. 7A) BSMC

48842

4/9



SM-211

GREENBRIAR

LEONMUDOWN VIC.

ST. MARY'S CO.

G. HENRY 1-2006

NETS, AT TRC - GARDEN

HOUSE W/ KITCHEN WING (LEFT) LOOKING NORTH

(No. 000) BEJMC

40047

519



SM-211

GREENBRIAR

LEDNARTOWN UK.

ST. MARY'S CO.

G. HEWITZ 1-2006

NEYS. AT THE GARROW

~~HOUSE~~ KITCHEN WING, LOOKING NORTH

(N. 6A) 3000

48041

6/9



SM-211

GREENBRIAR

LEONARDTOWN NC.

ST. MARY'S CO.

G. HENRY 1-2006

NEGS. AT TRC - GARDEN

KITCHEN WING, LOOKING SOUTH

316. 5A0 80100

48840

7/9



SM - 211

GREENBRIAR

LEONARD TOWN UIC

St. Mary's Co.

G. HENRY 1-2006

NEGS. AT TRC-GARROW

NORTH WING, LOOKING SW 40043

8/9



SM-211

GREENBRIAR

LEONARDTOWN VIC.

ST. MARY'S CO.

G. HENTZ 1-2006

HEGS. AT TRC-GARROW

~~NORTH WING~~ STORAGE SHED, BACKING N

9/9

1902115504

MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
for the
NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

SEE INSTRUCTIONS

1. NAME					
COMMON: <u>Greenbrier (Greenbriar?)</u>					
AND/OR HISTORIC:					
2. LOCATION					
STREET AND NUMBER: <u>Greenbrier Road</u>					
CITY OR TOWN: <u>Leonardtwn</u>					
STATE: <u>Maryland</u>			COUNTY: <u>St. Mary's</u>		
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object		<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both		Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)					
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment		<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum		<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____
4. OWNER OF PROPERTY					
OWNER'S NAME:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC: <u>St. Mary's County Courthouse</u>					
STREET AND NUMBER: <u>Washington Street and Courthouse Drive</u>					
CITY OR TOWN: <u>Leonardtwn</u>			STATE: <u>Maryland</u>		
Title Reference of Current Deed (Book & Pg. #):					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY:					
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		

7. DESCRIPTION	
CONDITION	(Check One) <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed
	(Check One) <input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered
	(Check One) <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE	
<p><i>Greenbrier is a large brick Victorian house.</i></p> <p>In appearance a two-story, modern brick house, this structure encompasses a double-parlor, side passage plan dwelling of circa 1860. This hip-roofed house was one of the first in the county to display Victorian detailing. A one-story porch with a flat, balustraded roof formerly stretched across the front.</p>	

SEE INSTRUCTIONS

8. SIGNIFICANCE**PERIOD (Check One or More as Appropriate)**

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)**AREAS OF SIGNIFICANCE (Check One or More as Appropriate)**

- | | | | |
|---|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES			
CORNER	LATITUDE				LONGITUDE			
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	°	'	"		°	'	"	
NE	°	'	"		°	'	"	
SE	°	'	"		°	'	"	
SW	°	'	"		°	'	"	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:

ORGANIZATION

DATE

STREET AND NUMBER:

CITY OR TOWN:

STATE

12.

State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National ☐ State ☐ Local ☐

Signature _____

ADDENDUM

SM-211

Greenbriar Tenant House — Demolished 2005

23535 Greenbriar Road

Leonardtown, St. Mary's County

G. Henry 1-26-06

Section 7 Continuation Sheet Page 1

The Greenbriar Tenant House formerly stood on the north side of Greenbriar Road, north west of the main house at Greenbriar. The tenant house was demolished in the summer of 2005. Also demolished at this time were several historic wooden barns and sheds on the property.

Capsule Summary

SM-211

Greenbriar (Tenant House/Summer Kitchen) — *Demolished 2005*

Leonardtown

Private

c. 1870's

The Greenbriar Tenant House, located on the outskirts of Leonardtown, Maryland represents a significant timber frame, one-and-a-half story, one room plan tenant dwelling with a high degree of architectural integrity. The building's original fenestration, building materials, and interior organization and details all survive and it remains visually linked with Greenbriar, a c. 1857 brick, two story, three bay, Italianate-style plantation dwelling situated thirty feet southeast of the tenant house.

Constructed in 1857 by Dr. Andrew Jackson Spalding, Greenbriar was situated on a 266 acre farm. In 1864, Spalding moved into Leonardtown and sold the farm to William F. Greenwell a large landholder and farmer who according to the 1870 census owned \$15,000 in real estate and \$1,000 in personal property. The census also revealed that Greenwell employed six African-American servants/farm laborers who also lived in the same household. It is perhaps this large number of servants that precipitated the construction of this tenant house. Unlike pre-Civil War slave dwellings in St. Mary's County, the tenant house was plastered on the interior and finished with a baseboard and a plain mantle. The building was constructed on a stone foundation and its braced frame was covered with lap siding attached to the framing members with machine cut nails. Like the tenant house at the Carberry/Abell Farm (SM-155), this dwelling revealed, how living conditions for African-American domestic servants and laborers modestly improved in the post-Civil War era.

SM-211, Greenbriar (Tenant House/Summer Kitchen)
St. Mary's County
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:

Western Shore

Chronological/Developmental Period:

Industrial-Urban Dominance, 1870-1930

Historic Period Theme:

Architecture

Resource Type

Category:

Building

Historic Environment:

Rural

Historic Function and Use:

Dwelling, Kitchen ?

Known Design Source:

None

**Maryland Historical Trust
State Historic Sites Inventory Form**

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. SM-211

Magi No.

DOE ☐ yes ☐ no

Demolished - 2005

1. Name (indicate preferred name)

historic Greenbriar (Summer Kitchen/Tenant House)

and/or common

2. Location

1 mile N of intersection of Route 245 & Greenbriar Rd, on the N side of Greenbriar Road
street & number not for publication

city, town Leonardtown vicinity of congressional district 3

state Maryland county St. Mary's TM 32, P 20

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Lindsay Family Limited Partnership (Tom Lindsay (POC))

street & number 2139 Espen Ct., Suite #1 telephone no.: 301-261-0866

city, town Crofton state and zip code Md 21114

5. Location of Legal Description

courthouse, registry of deeds, etc. St. Mary's County Courthouse liber MRB 256

street & number folio 35

city, town Leonardtown state Maryland

6. Representation in Existing Historical Surveys

title Greenbriar

date 1970 ☐ federal ☒ state ☒ county ☒ local

depository for survey records Maryland Historical Trust

city, town Crownsville state Maryland

7. Description

Survey No. SM-211

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 1

The Greenbriar Tenant House is located on the north side of Greenbriar Road approximately 1 mile northwest from the intersection of Route 245 and Greenbriar Road. Oriented on a north/south axis, the building is situated on a north sloping parcel beside a series of tobacco barns. The kitchen was constructed about 30 yards northwest from the main farm dwelling.

The Greenbriar Tenant House, constructed in the 1870s, is a one-and-a-half story, one room, braced-frame building with a gable roof. The building is situated on a irregularly laid stone and wood post foundation and is sheathed with lapped clapboard fastened to the circular sawn frame with machine-cut nails. The cornice is enclosed and the roof is covered with corrugated metal.

The dwelling's south elevation is pierced by a six-over-six, double-hung sash window and a door. Several stones are neatly laid near the doorway and form a series of steps that lead from the road to the door.

The east elevation features a large, single-breasted, brick chimney with a stone foundation. The half story above features a single, slender shaped window that has been broken out.

The north elevation does not feature any openings, but the frame of this side, due to the incline, is supported by two feet high cedar posts. Two boards are fastened to the posts apparently to prevent larger animals from getting under the dwelling. The joists that support the first floor are half rounded logs that have been hewn on the top to receive the tongue-and-groove floor boards.

The west elevation is pierced by a six-over-six window on the first floor and a slender shaped window on the half-story above. The window sash are no longer extant.

The interior of the dwelling is entirely plastered with circular sawn lathe fastened to the frame with machine-cut lathing nails. Both of the rooms feature beaded baseboards. A modest, vertically machine sawn mantle consisting of two plain columns, a plain frieze, and a rectangular shelf is located on the east side of the room. It surrounds a bricked-up fireplace that later served as a flue for a stove. The southwest corner of the room features an enclosed winder stair sheathed with whitewashed vertical boards. The winder stair leads to the plastered half-story room that features a closet located in the northeast corner. The rafter pairs are joined together by ties that are half-lapped and nailed to the rafters. The rafter pairs are joined at the roof's peak with a simple lap joint and held fast with two machine cut nails.

8. Significance

Survey No. SM-211

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☒ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Greenbriar Tenant House, located on the outskirts of Leonardtown, Maryland represents a significant timber frame, one-and-a-half story, one room plan tenant dwelling with a high degree of architectural integrity. The building's original fenestration, building materials, and interior organization and details all survive and it remains visually linked with Greenbriar, a c. 1857 brick, two story, three bay, Italianate style plantation dwelling situated thirty feet southeast of the tenant house.

Constructed in 1857 by Dr. Andrew Jackson Spalding, Greenbriar was situated on a 266 acre farm. In 1864, Spalding moved into Leonardtown and sold the farm to William F. Greenwell a large landholder and farmer who according the 1870 census owned \$15,000 in real estate and \$1,000 in personal property. The census also revealed that Greenwell employed six African-American servants/farm laborers who also lived in the same household. It is perhaps this large number of servants that precipitated the construction of this tenant house. Unlike pre-Civil War slave dwellings in St. Mary's County, the tenant house was plastered on the interior and finished with a baseboard and a plain mantle. The building was constructed on a stone foundation and its braced frame was covered with lap siding attached to the framing members with machine cut nails. Like the tenant house at the Carberry/Abell Farm (SM-155), this dwelling revealed, how living conditions for African-American servants and laborers modestly improved in the post-Civil War era.

The building is currently vacant and a recent hole in the roof has exposed the interior of the building to deterioration.

SM-211, Greenbriar (Tenant House/Summer Kitchen)

St. Mary's County

8.1 Significance

Chain-of-Title

(All deeds are located at the Land Records Office, St. Mary's County Courthouse, Leonardtown, Maryland unless otherwise noted.)

Reference: Liber MRB 256, Folio 35

Grantee: Lindsay Family Limited Partnership

Grantor: John L. Alvey

Date: April 3, 1986

Notes: The property is listed as containing 263.37 acres.

Reference: Liber CBG 107, Folio 235

Grantee: John Lewis Alvey and Mary Jane Alvey

Grantor: Mary R. Fowler

Date: May 20, 1963

Reference: Liber CBG 107, Folio 233

Grantee: Mary R. Fowler

Grantor: James Leach Alvey et al

Date: May 18, 1963

Notes: The property, called Greenbrier is listed as containing 266 acres.

Reference: Liber EBA 2, Folio 154

Grantee: William F. Greenwell

Grantor: Margaret E. Greenwell, Francis F. Greenwell, Aloysius F. and Mannie H. Fenwick

Date: July 16, 1901

Notes: The deed notes that Greenbrier is the "House farm" of William F. Greenwell.

Reference: Liber JJG 3, Folio 174

Grantee: Sarah M. Greenwell, widow, et al

Grantor: William F. Greenwell, deceased, died seized and possessed

Date: September 14, 1895

Reference: Liber JTB 4, Folio 298

Grantee: William F. Greenwell

Grantor: Dr. Andrew Jackson Spalding

Date: April 19, 1864

Notes: Spalding sells the land to Greenwell for \$10,000. Spalding is a brother-in-law to William F. Greenwell.

Reference: Liber JTB 2, Folio 433

Grantee: Andrew Jackson Spalding and James C. and Mary A. Greenwell

Grantor: John M. Millard

Date: June 25, 1857

Notes: The Greenwells sell their interest in the land to Spalding on April 23, 1860 (Liber JTB 3, Folio 368).

SM-211, Greenbriar (Tenant House/Summer Kitchen)
St. Mary's County
8.2 Significance

Reference: Liber JH 11, Folio 469-471

Grantee: John Michael Millard

Grantor: B. G. and Martha Harris, John and Mary Walton, and Thomas W. and Margaret Gough

Date: October 26, 1830

Notes: During a sheriff's sale of John Leigh's land, the following tracts of land were purchased by Millard: Part of America Felix Secundus, 63 acres, part of Clarke's Rest 61 acres, Chances Conclusion with amendment, 126 acres, part of Clarke's Rest, 20 acres, Aim at, 11 acres. All of these tracts totaled 281 acres and were together called "Greenbrier" and "The Monastary." Millard purchased the land for \$2500.

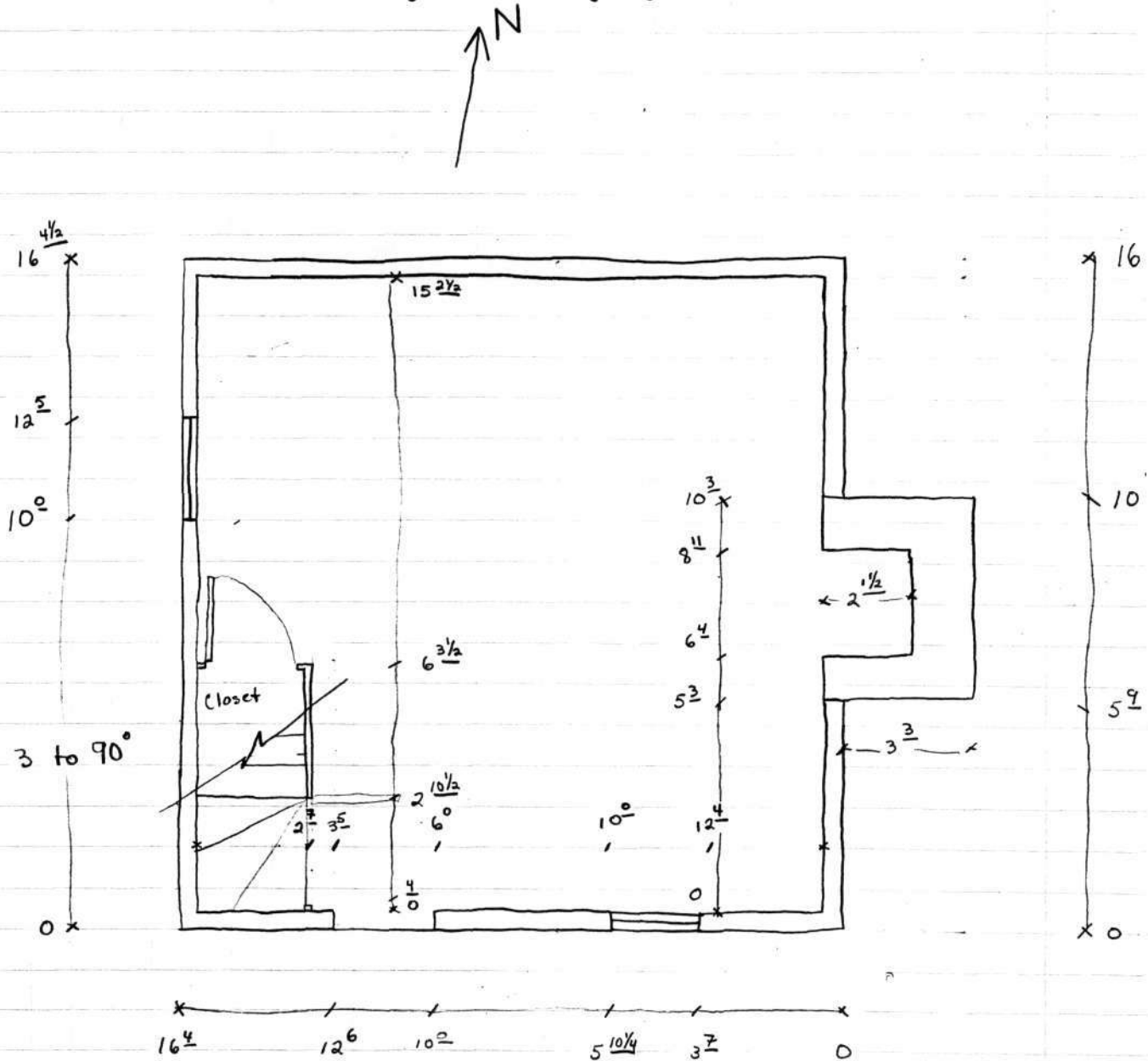
Greenbriar Outbuilding

SM-211

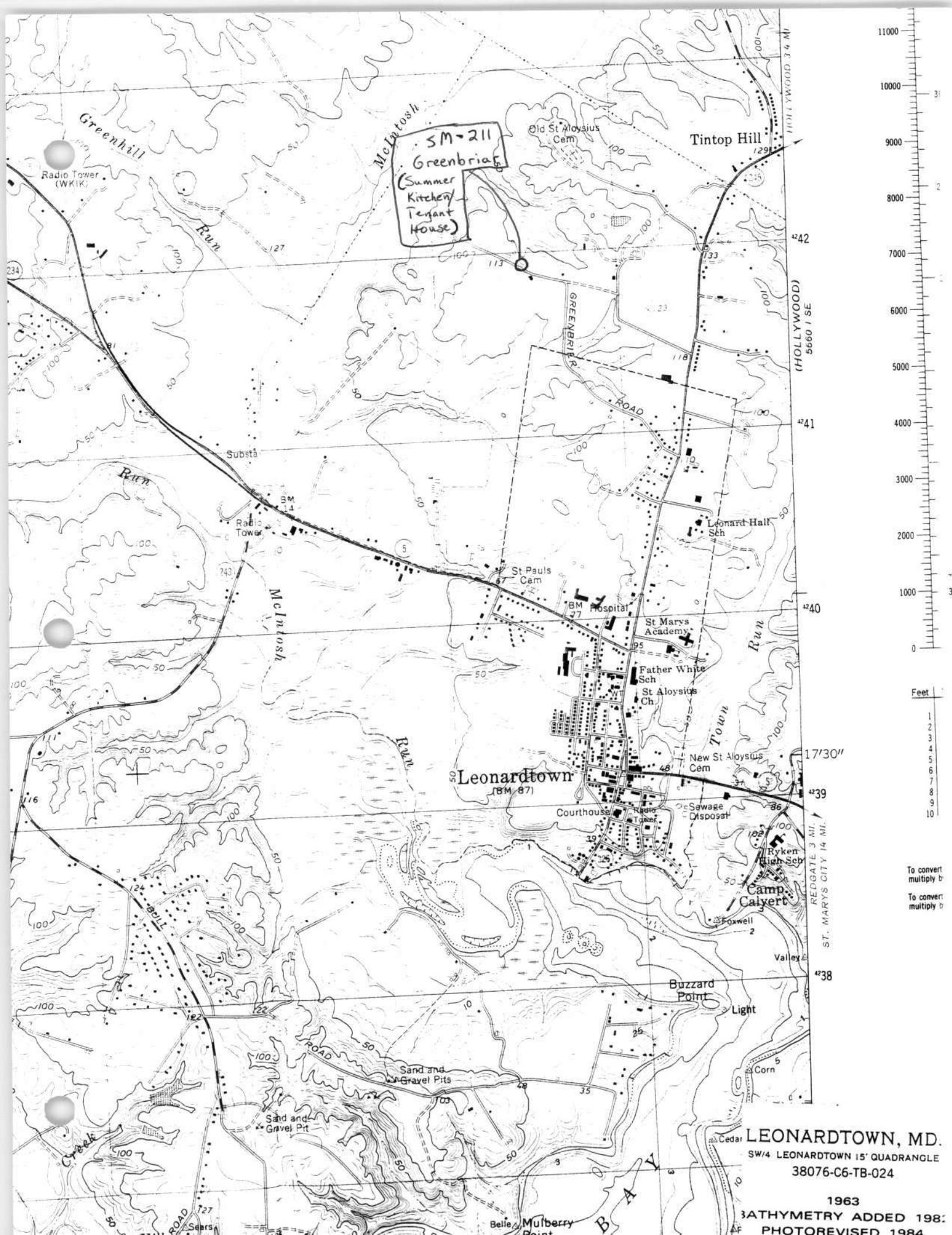
Leonardtown, Md

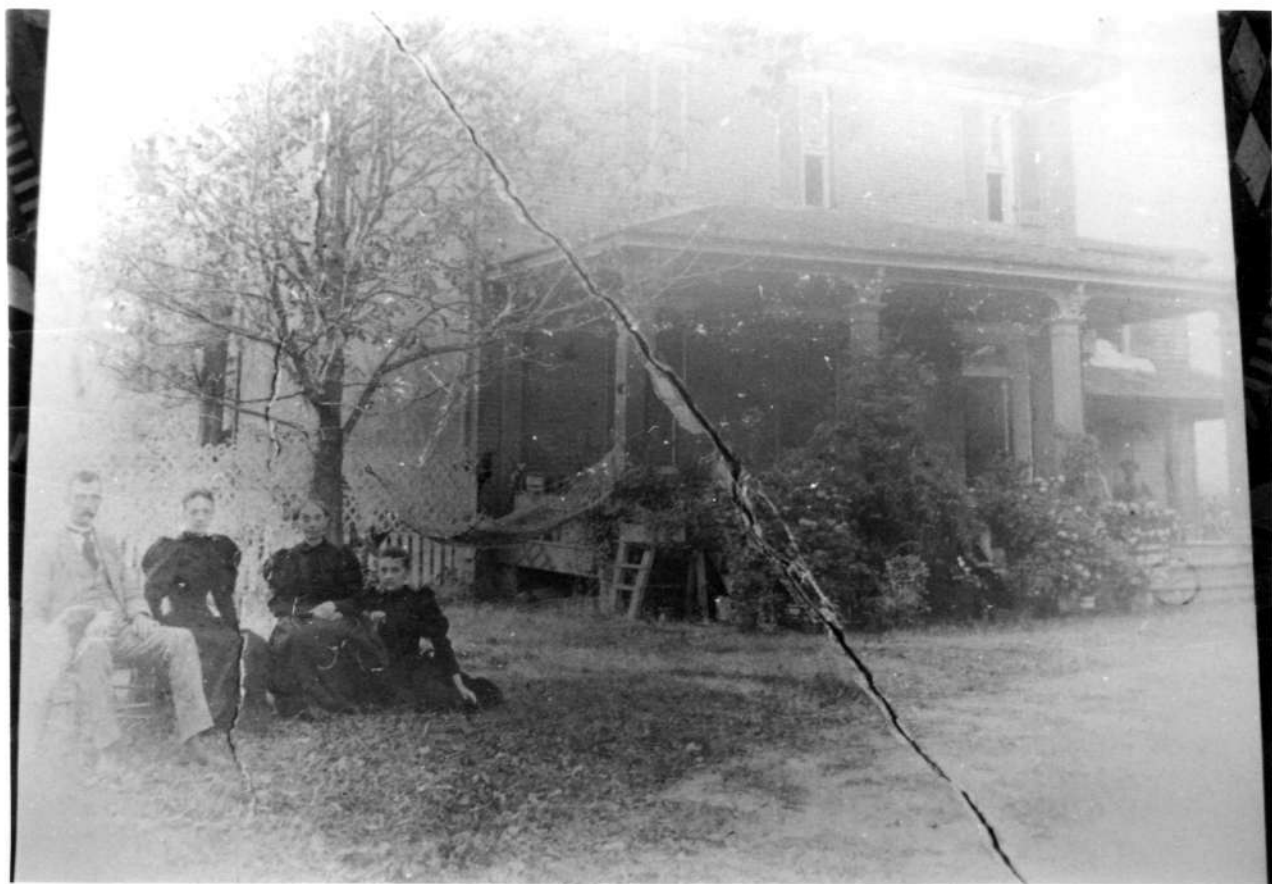
Vicinity

Measured by K.R. + Mary Hayden



- irregularly laid iron stone foundation w/ the rear supported by cedar posts
- lap siding fastened to circular sawn studs w/ cut nails
- enclosed cornice
- corrugated metal roof
- lapped rafter pairs fastened w/ cut nails
- stone foundation under chimney
- vertical sawn fireplace mantle
- circ sawn lathe
- boxed winder stair sheathed w circ. sawn vertical planks fastened w/ cut nails
- baseboard on first + second floor
- hewn floor joists = rounded w/ bark on them





SM-211

Greenbriar

St. Mary's County

Kirk Ranzetta

Nov., 1997

MD SHPO

-E elevation - historic photo c. last quarter 19th century

1 of 1



SM-211

Greenbrier (Tenant House/Summer Kitchen)

St. Mary's County

Kirk Ranzeffe

May 1997

Md SHPO

S+E elevations

1 of 4



SM-211
Greenbriar (Tenant House/Summer Kitchen)

St. Mary's County

Kirk Ranzetta

May 1997

MD SHPO

S+W elevations

2 of 4



SM-211

Greenbriar (Tenant House / Summer Kitchen)

St. Mary's County

Kirk Rancetta

May 1997

md SHPO

Interior mantle - looking E

3 of 4



SM-211

Greenbriar (Tenant House / Summer Kitchen)

St. Mary's County

Kirk Rancette

May 1997

MD SHPO

View from half story window - looking SE towards main house
N of H